

094.0

0007

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

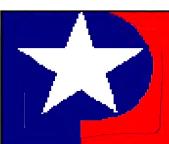
746,100 / 746,100

USE VALUE:

746,100 / 746,100

ASSESSED:

746,100 / 746,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
23		EDMUND RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: MCKISSICK GARY J/ETAL	
Owner 2: PETRELLA MARGARET	
Owner 3:	

Street 1: 23 EDMUND RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: SMITH GARY/TRUSTEE -

Owner 2: REVOCABLE TRUST -

Street 1: 23 EDMUND RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .2 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Aluminum Exterior and 1579 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8700	Sq. Ft.	Site			0	70.	0.785										476,701						476,700	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8700.000	264,400	5,000	476,700	746,100		61934
							GIS Ref
							GIS Ref
							Insp Date
							03/20/09

## USER DEFINED

Prior Id # 1: 61934

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT								Parcel ID	094.0-0007-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	264,400	5000	8,700.	476,700	746,100		Year end	12/23/2021
2021	101	FV	257,100	5000	8,700.	476,700	738,800		Year End Roll	12/10/2020
2020	101	FV	257,100	5000	8,700.	476,700	738,800		Year End Roll	12/18/2019
2019	101	FV	233,900	5000	8,700.	483,500	722,400		Year End Roll	1/3/2019
2018	101	FV	233,900	5000	8,700.	360,900	599,800		Year End Roll	12/20/2017
2017	101	FV	233,900	5000	8,700.	326,900	565,800		Year End Roll	1/3/2017
2016	101	FV	233,900	5000	8,700.	313,300	552,200		Year End	1/4/2016
2015	101	FV	221,400	5000	8,700.	265,600	492,000		Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
SMITH GARY/TRUS	33373-326		8/1/2001			314,000	No	No	4						
SMITH PAUL K /	33228-497		7/10/2001	Convenience		1	No	No	4						
SMITH PAUL K	31839-455		9/20/2000	Family		1	No	No	4						
	21084-143		4/1/1991			150,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/3/2015	1275	Solar Pa	9,000	9/3/2015				Install 13 solar p	11/4/2015	Permit Insp	PC	PHIL C					
1/23/2008	83	Re-Roof	5,000			G9	GR FY09		3/20/2009	Meas/Inspect	372	PATRIOT					
10/23/2006	913	Redo Bas	8,000			G8	GR FY08	NEW 3/4 BTH	1/16/2007	Permit Visit	BR	B Rossignol					
									3/7/2000	Inspected	276	PATRIOT					
									2/2/2000	Measured	197	PATRIOT					
									12/1/1981		KM						

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 15 - Old Style	1	Rating: Average																
Sty Ht: 2 - 2 Story		A Bath:	Rating:															
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Average															
Foundation: 1 - Concrete		A 3QBth:	Rating:															
Frame: 1 - Wood		1/2 Bath:	Rating:															
Prime Wall: 3 - Aluminum		A HBth:	Rating:															
Sec Wall:	%	OthrFix:	Rating:															
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good															
Color: BEIGE		A Kits:	Rating:															
View / Desir:		Fpl: 1	Rating: Average															
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Grade: C - Average																		
Year Blt: 1924	Eff Yr Blt:																	
Alt LUC:	Alt %:																	
Jurisdict:	Fact: .																	
Const Mod:																		
Lump Sum Adj:																		
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %					Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wal 2 - Plaster		Functional:	%					Interior:					6	3				
Sec Int Wall:	%	Economic:	%					Additions:										
Partition: T - Typical		Special:	%					Kitchen:										
Prim Floors: 3 - Hardwood		Override:	%					Baths:										
Sec Floors:	%	Total:	26.4 %					Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar:								General:										
Electric: 3 - Typical								Totals	0									
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 094.0-0007-0006.0										<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	19X26	A	FR	1930	20.06	T	50	101			5,000		5,000	
More: N	Total Yard Items:	5,000	Total Special Features:						Total:						5,000			